060.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,800 / 696,800
					USE VALUE:	696,800 / 696,800
					ASSESSED:	696,800 / 696,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAIER BARNEY
Owner 2:	CHIENG CHING-KING
Owner 3:	
Street 1:	55 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BELL JOHN B -
Owner 2:	-
Street 1:	55 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2732

NARRATIVE DESCRIPTION

This parcel contains 12,888 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12888.000	245,100		451,700	696,800
Total Card	0.296	245,100		451,700	696,800
Total Parcel	0.296	245,100		451,700	696,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.50 | /Parcel: 302.5

Legal Description

User Acct

40280

GIS Ref

GIS Ref

Insp Date

11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0007-0012.0

!5298!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,700	0	12,888.	451,700	697,400	697,400	Year End Roll	12/18/2019
2019	101	FV	197,900	0	12,888.	445,300	643,200	643,200	Year End Roll	1/3/2019
2018	101	FV	197,900	0	12,888.	342,000	539,900	539,900	Year End Roll	12/20/2017
2017	101	FV	197,900	0	12,888.	322,700	520,600	520,600	Year End Roll	1/3/2017
2016	101	FV	197,900	0	12,888.	296,800	494,700	494,700	Year End	1/4/2016
2015	101	FV	197,000	0	12,888.	277,500	474,500	474,500	Year End Roll	12/11/2014
2014	101	FV	197,000	0	12,888.	255,500	452,500	452,500	Year End Roll	12/16/2013
2013	101	FV	197,000	0	12,888.	255,500	452,500	452,500		12/13/2012

PRINT

Date	Time
12/10/20	20:12:22

LAST REV

Date	Time
10/10/19	09:41:27
apro	
5298	

USER DEFINED

Prior Id # 1:	40280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL JOHN B	1210-130		9/1/1999		276,000	No	No		
	557-104		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2013	479	Manual	23,291	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	189	PATRIOT
11/3/2000	Hearing Chag	189	PATRIOT
4/18/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12888		Sq. Ft.	Site		0	70.	0.50	6			Ledge	-20					451,722						451,700	

Total AC/HA: 0.29587 | Total SF/SM: 12888 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,722 | Spl Credit | Total: 451,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30996227
Const Adj.:	0.94085902
Adj $ / SQ:	117.087
Other Features:	98558
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355277
Depreciation:	110136
Depreciated Total:	245141

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

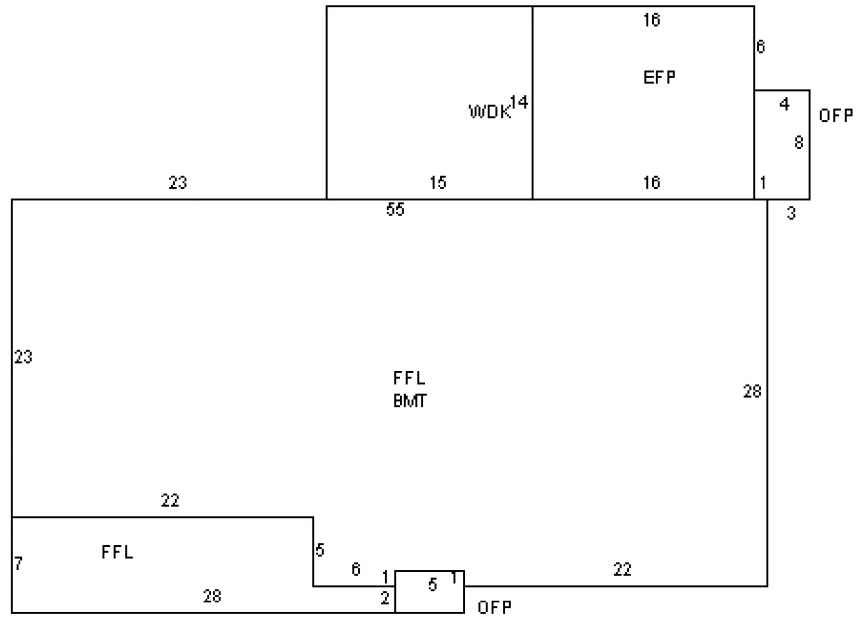
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	117.09
Special Features:	0	Val/Su Net:	70.09
Final Total:	245100	Val/Su SzAd	154.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,591	117.090	186,285
BMT	Basement	1,425	40.750	58,063
EFP	Enclos Porch	224	37.050	8,299
WDK	Deck	210	10.130	2,126
OFP	Open Porch	47	41.400	1,946

Net Sketched Area:	3,497			Total:	256,719
Size Ad	1591	Gross Are	3497	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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